

WARWICK ZONING BOARD OF REVIEW
MINUTES OF THE MARCH 15, 2016 MEETING

A regular hearing of the Warwick Zoning Board of Review was held on Tuesday, March 15, 2016 at 6:00 P.M. in the Warwick City Council Chambers, Warwick City Hall, 3275 Post Road, Warwick, Rhode Island. The meeting was called to order by Chairman Donald Morash.

The Secretary called the roll and noted the following members present:

Donald Morash, Chairman
Richard Corley, Vice Chairman
Everett O'Donnell
Beverly Sturdahl
Mark McKenney
Julie Finn

Absent: Paul Wyrostek

Also present: Diana Pearson, Esq., Asst. City Solicitor
Richard Crenca, Warwick Planning Department
Carol Chevalier, Secretary
Mary Ellen Hall, Stenographer

The Chairman declared a quorum.

The Chairman asked for a motion to approve the minutes from the February 16, 2016 hearing. A motion was made by Beverly Sturdahl with the stipulation that the motion for Petition #10366 be put in on Page 4, seconded by Mark McKenney and passed unanimously by the Board.

Petition #10371

Ward 1

585 Narragansett Parkway

The petition of Shoreline Properties & Joseph Catelli, 615 Greenwich Avenue, Warwick, RI, for a request for a dimensional variance to demolish existing dwelling and construct a 34' x 34' single-family dwelling with an 8' 12' deck, subject property being an undersized non-conforming lot with less than required lot area, width and frontage, westerly side of Narragansett Parkway (585), Warwick, RI, Assessor's Plat 304, Lot 87, zoned Residential A-7.

Richard Cascella, Project Manager for Shoreline Properties, 110 Yale Avenue, Warwick, RI was present.

Richard Crenca, Warwick Planning Department, read recommendations into the record.

The Chairman stated that the proposal would be a big improvement. He asked if the petitioner spoke to the neighbors.

Mr. Cascella stated that he has had not verbal communication with the neighbors.

Everett O'Donnell asked if the dwelling would be demolished and if the new dwelling would be the same size.

Mr. Cascella stated that the new dwelling would be the same dimension and be two stories. The dwelling would meet all of the setbacks. The dwelling currently does not meet the setbacks. The relief requested is for lot size, frontage and width.

Dawn & Michael Ruggieri, 599 Narragansett Parkway, Warwick, RI were present with concerns and questions.

Toni Ruggieri, co-owner of 599 Narragansett Parkway, Warwick, RI was also present with questions and concerns.

They were concerned about property values, waterview and the proposed setbacks.

After seeing and reviewing the plans they discussed their concerns with the Board and the petitioner. They were satisfied with the size and proposed location for the new dwelling.

Mr. Corley stated that the lot is a pre-existing undersized lot. The petitioner situated the new dwelling on the lot to be in keeping with the setbacks of the neighboring dwellings. The proposed new dwelling would add to the value of the area. With that statement he made a motion to approve the petition. The motion was seconded by Everett O'Donnell and passed unanimously by the Board that the petition be GRANTED with stipulations.

CHANGE IN SITE PLAN AND AMENDMENT TO PREVIOUS APPROVAL

Petition #10228

Ward 5

185 Tidewater Drive

The petition of Jerry & Ellen Danowski, 185 Tidewater Drive, Warwick, RI, for a request for a dimensional variance to construct a two story addition to existing dwelling (approx.. 23' x 30') for garage and living space with less than required side yard setback, to construct a deck on existing pool with less than required side yard setback, westerly side of Tidewater Drive (185), Warwick, RI, Assessor's Plat 335, Lot 322, zoned Residential A-7. (Proposed change being to the roofline/height of the proposed garage addition with living space above - amendment to

previous approval being to stipulation #2 – amend from “Strict compliance” to Substantial compliance original hearing dated July 21, 2015)

Jerry Danowski & Ellen Danowski, petitioner’s, were present.

The petitioner stated that he had received approval from the Board last year for a garage, breezeway and second floor addition. He changed the drawings and the decision stated strict compliance. The wall between the garage and the breezeway is being moved to make the garage wider and changing the roof line. The proposed change would allow for additional headroom in the proposed master bedroom as opposed to slanted ceiling. The proposed height will not be changing. He would also like to the decision to read substantial compliance in case something else should come up during construction. The footprint and size will not be changing.

Mr. Corley made a motion to approve the petition. He stated that the proposed change is minor and has already been approved. The petitioner explained the need to change from strict compliance to substantial. The motion was seconded by Mark McKenney and passed unanimously by the Board that the petition be GRANTED.

Mark McKenney recused from voting on the following petition. Julie Finn was the voting member.

REGULAR AGENDA

Petition #10370

Ward 6

1078 Buttonwoods Avenue

The petition of Jeffrey & Linda Curhan, P.O. Box 7246, Warwick, RI, for a request for a dimensional variance to construct a 171 square foot addition and a covered porch to the rear of the existing dwelling, also to construct a second level balcony off the rear of the existing with less than required side street setback (Eddy Court) and side yard setbacks (interior lot line abutting lot 3 also owned by applicant & Lot 2 west property line), subject property being an undersized non-conforming lot with less than required lot area, width and frontage, northwesterly corner of Buttonwoods Avenue (1078) and Eddy Court, Warwick, RI, Assessor’s Plat 374, Lots 3, 4 & 85, zoned Residential A-15.

Richard Crenca, Warwick Planning Department, read recommendations into the record.

Jeffrey & Linda Curhan, petitioner’s, were present.

The petitioner stated that the house is 140 years old. The lots are undersized. They are requesting a variance from their own lot line to avoid having to go to the Planning Board to merge the lots.

Mr. Corley stated that the house is very attractive and the proposed addition would increase the value of the house and the neighborhood. There were no objectors. The variance requested is not

unreasonable given the nature and configuration of the lots. He made a motion to approve the petition with the stipulations presented from the Planning Department. The motion was seconded by Everett O'Donnell and passed unanimously by the Board that the petition be GRANTED with the stipulations presented.

The Chairman entertained a motion to adjourn the hearing. A motion was made by Everett O'Donnell, seconded by Richard Corley and passed unanimously by the Board that the hearing be adjourned at 6:35 P.M.

BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE ISLAND

Donald G. Morash, Jr., Chairman